

**Planning and Zoning Commission
Minutes of February 21, 2019**

Commissioners Present: Chairman Hal Lawler, Richard Warren, Nick Barrera, Mark Follis, Karen Wheeler-Hall, Christina Tschappatt, Jo Ann Pitzer, Trey Kendrick

Commissioners Absent: Lou Ann Martin

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Technician Chase Stewart, Planning Director Teresa Evans, City Engineer Lorenzo Wingate, and Assistant City Manager Jason Weeks

CALL TO ORDER: (6:01pm)

Chairman Lawler called the meeting to order at 6:01 p.m.

ROLL CALL OF MEMBERS: (6:03pm)

Commissioner Lou Ann Martin was absent

Consider Approval of Meeting Minutes:

a) January 17, 2019 Minutes

Motion by Commissioner Kendrick to approve the proposed meeting minutes

Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Major Development Site Plan: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000001, a request by Charles Anders, applicant; on behalf of Bayway Homes, Inc., owner; for an amendment to SCUP #16-91000001, allowing for 2 additional duplex structures and one triplex structure on a total of 0.42 acres of land legally described as Lots 18 and 19, Block 32, Lots 20 and 21, Block 31, and Lots 7-9, Block 32, Beach Park Subdivision.

Staff Presentation: City Planner, Ian Clowes presents the staff report for the SCUP request (an amendment to a previous SCUP approved in 2016). An additional approval for a triplex is also requested by the applicant.

Applicant Presentation: Charles Anders – 2346 Ferriers Bend, Friendswood TX

- Presented a brief explanation to the Commission about the history and recent updates to the development following approval of the original SCUP.

Public Comments (for, against, or question): N/A

Questions and Answer: Chairman Lawler commends Mr. Anders on how well the developments have reflected the community. Commissioner Tschappatt asked if garages will be a part of the extended development. Mr. Anders stated that garages could be added but for now would remain with the parking area under the home structure.

Motion by Commissioner Follis to approve SCUP #19-91000001.

Second by Commissioner Kendrick **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Public Hearing: Open Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte, more specifically Section 106-310, Section 106-334, and Section 106-797.

Staff Presentation: City Planner, Ian Clowes, presented a brief summary to the Commission regarding amendments to Chapter 106 proposed and agreed upon by the subcommittee. This includes area restrictions to “Merchant Wholesaler” uses in Business Industrial unless granted a SCUP, shipping containers as homes, barbed wire fence height, and hotel/motel desired characteristics.

Motion by Commissioner Kendrick to approve changes to Chapter 106 “Zoning” of the Code of Ordinances

Second by Commissioner Follis **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Main Street Design Findings: A request for approval of design drawings or approval of a waiver from the design guidelines in Section 106-948 (f); for proposed single family residential homes to be constructed in the 100 Block of S. Virginia St.

Staff Presentation: City Planner, Ian Clowes, approached the Commission for clarification regarding residential construction guidelines for the Main St. zoning district, set forth in Chapter 106. The 100 Block of Virginia is the sole approval/denial for this meeting. The Polk and 1st St. lot is separate, and had gained approval administratively.

Public Comment: Virna Koval – (12307 Pine Oak Dr.) Architect designing a home for Polk and 1st St in the Main St. District. Voiced concerns about area of lots available and building restrictions.

Tomas Gorra – (119 W Curtis, Pasadena TX) The owner of the Polk St. lot asked about a design guidelines regarding non-front facing garages and the availability of possible funding for alleyway development.

Applicant Presentation: Mr. Joseph Marzullo presents his design drawing to the commission to get a better understanding of the criteria outlined in the code of ordinances.

Motion by Commissioner Kendrick to deny proposed design drawings and a proposed waiver for Lots 14-17, Block 198, La Porte Subdivision.

Second by Commissioner Follis

Motion to approve carried

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None

Motion to approve passes, 8-0

Discussion Item: Commission Training – New City Secretary has been hired and new commission members have been appointed. Good time to present trainings regarding ethics, open meetings act, and Roberts Rules of Order. The trainings are for the benefit of those new and existing to the commission, zoning board, and council.

Administrative Reports: Welcome the new Commissioner, Karen Wheeler-Hall

Commission Comments: All commissioners offer a warm welcome to Karen Wheeler-Hall, the newest commission member.

Adjournment of Meeting (7:20pm)

Motion by Commissioner Warren to approve adjourn meeting

Second by Commissioner Kendrick **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler


Nays: None **Motion to approve passes, 8-0**

Respectfully submitted,



Chase Stewart
Planning Technician

Passed and Approved on March 21, 2019.



Hal Lawler
Chairman, Planning and Zoning Commission



Trey Kendrick
Secretary, Planning and Zoning Commission